

# Landlord Rights under the CSFRA

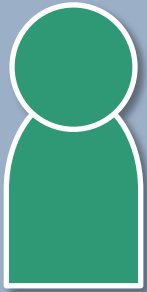
Workshop | October 18, 2018



# Introductions

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## City of Mountain View CSFRA Staff



Anky  
van Deursen



Andrea  
Kennedy



Patricia  
Black

## MV Housing Helpline



Emily  
Hislop

# Landlord Rights under the CSFRA

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1

CSFRA Background

2

Charge Market Rate Rent  
at the Start of a New  
Tenancy

3

Charge Annual General  
Adjustments of Rent  
and/or Banked Increases

4

File a petition to ensure  
a fair return on  
investment

5

Terminate Tenancies for  
any of the 9 Just Causes

# What is the CSFRA and What Does It Do?

A voter approved measure to stabilize the community by reducing housing turnover in certain rental units by...



1.  
Stabilizing Rents



2.  
Providing Eviction  
Protections



3.  
Ensuring a Fair  
Rate of Return

# What Rental Units are Covered?



Most multi-family rental properties built before December 23, 2016 are covered by the CSFRA.

## Fully Covered

*Both Rent Stabilization and  
Eviction Protections Apply*

- Built before 1995
- 3 or more units
- Not a government or subsidized rental unit

## Partially Covered

*Eviction Protections Apply*

- Built between 1995 and 2017
- 3 or more units
- Not a government or subsidized rental unit

# What Rental Units are Covered?

## Multi-Family Units

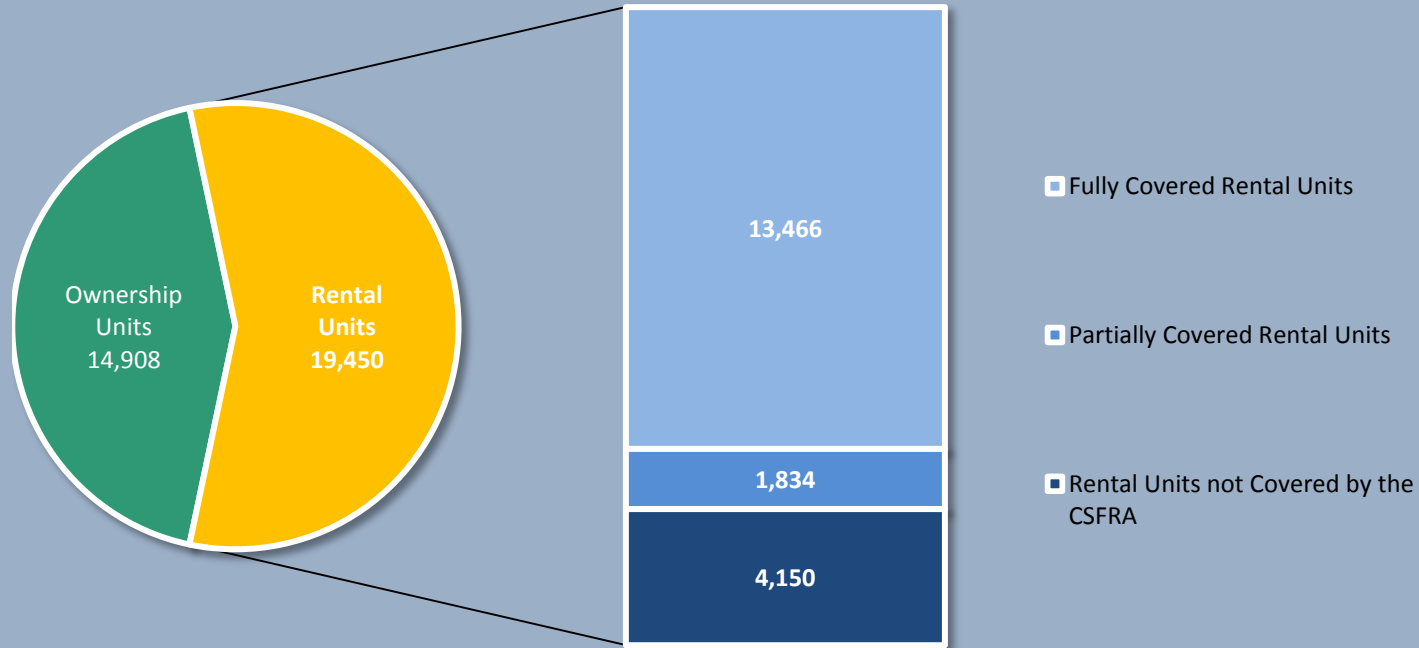
First Certificate of Occupancy	Rent Increases	Just Cause	Rent Roll Back
Before February 1, 1995	✓	✓	✓
Between February 1, 1995 and December 23, 2016	X	✓	X
After December 23, 2016	X	X	X

## Fully Exempt Units

- X Single Family Homes
- X Condominiums
- X Companion Units
- X Duplexes
- X Units in hotels, motels, etc. rented out for less than 30 days
- X Units in hospitals, medical care facilities, dormitories, etc.
- X Government or subsidized rental units

# CSFRA Covered Rental Units

Number of Households: 34,358



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# What is Base Rent?

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Tenancy started **on**  
**or before**  
Oct. 19, 2015



**Base Rent =**  
**Rent in effect on**  
**Oct. 19, 2015**

**-OR-**

Tenancy started  
**after**  
Oct. 19, 2015



**Base Rent =**  
**Market Rent at Start**  
**of Tenancy**

# What is the Rent Roll Back?

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Starting on  
Dec. 23, 2016

- Only Base Rent, plus allowable increases can be charged

After  
Dec. 23, 2016

- If a higher rent was charged, the **overcharged rent needs to be paid back**

Before  
Sept. 1, 2017

- **No rent increases are allowed**

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# What is the Annual General Adjustment?

**Annual General Adjustment (AGA):** Amount that rent for CSFRA Covered Rental Units may be increased each year

- Based on inflation → Consumer Price Index
  - Minimum 2% increase allowed per year
  - Maximum 5% increase allowed per year
- Effective from September 1 each year
- A Landlord can
  - Increase rent with AGA
  - Save up rent increases (banking)

2018 AGA =  
3.6%

# What Rent Increases can be Charged?

1. **2017 AGA: 3.4%**  
Between September 1, 2017 – August 31, 2018
2. **2018 AGA: 3.6%**  
Between September 1, 2018 – August 31, 2019
3. **Banked Rent Increases**  
Allowed rent increases not previously charged

**REMEMBER**  
ONLY 1  
INCREASE EVERY  
12 MONTHS IS  
ALLOWED!

# What is a Banked Rent Increase?

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1.

AGAs not previously charged  
Ex: 2017 (3.4%) + 2018 (3.6%)

2.

2016 inflationary banked increase (2.6%)  
(if applicable)

# Who is eligible for 2016 Banked Increase?

The 2016 inflationary banked increase applies **only when:**

Landlord continuously owned property since October 19, 2015; and

Current tenant continuously resided in unit since October 19, 2015; and

No rent increase between October 19, 2015 and December 23, 2016; and

Landlord in full compliance with CSFRA

# How much Rent can be charged?

Date	Base Rent	2017 Increase	2018 Increase	2016 Inflationary Banked Increase	2019 Increase
From December 23, 2016 onwards	✓				
Between September 1, 2017 and August 31, 2018		3.4%			
Between September 1, 2018 and August 31, 2019			3.6%		
Between September 1, 2018 and August 31, 2020				2.6%	
Between September 1, 2019 and August 31, 2020					?



# What are the Noticing Requirements?

Rent Increase Notice: at least 30 days

- Only 1 rent increase per 12 months

Rent Increase Notice with added Banked Increase Percentages: at least 30 days

- Copy to RHC (within 7 days) - online
- Required language in Notice

# Rent Increase Attachment Template

## ATTACHMENT TO NOTICE OF 2018 ANNUAL GENERAL ADJUSTMENT OF RENT UNDER THE COMMUNITY STABILIZATION AND FAIR RENT ACT (CSFRA)

Date Notice Issued: \_\_\_\_\_

Effective Date of Rent Increase: \_\_\_\_\_

Tenant Name(s): \_\_\_\_\_

Property Address: \_\_\_\_\_

(Street Number) (Street Name) (City and State)

(City) (Zip Code)

The following table may be used to show the Annual General Adjustment of Rent:

1. Current Rent	\$ _____
2. 2018 Annual General Adjustment (Up to 3.0%)	____%
3. 2017 Bailed Annual General Adjustment (if not previously changed, see page 2 for details) (Up to 3.0%)	____%
<b><u>MANDATORY TEXT IN NOTICE REQUIRED AND BLUE COPY WITH CITY</u></b>	
4. 2016 Bailed Increase (if eligible; see page 2 for details) (Up to 2.0%)	____%
<b><u>MANDATORY TEXT IN NOTICE REQUIRED AND BLUE COPY WITH CITY</u></b>	
5. Total Rent Increase Percentage (Add Lines 2, 3, and 4, as applicable; increase cannot exceed 10% of rent charged in the past 12 months)	____%
6. Total Amount of Rent Increase (Multiply Line 5 by total Line 1)	\$ _____
7. New Total Rent Amount ** (Add Lines 1 and 6)	\$ _____

\*\* No rent increase shall be effective unless the Landlord has substantially complied with all the provisions of the CSFRA and all rules and regulations promulgated by the Rental Housing Committee (see CSFRA Section 1703(i)).

If a landlord changes a Bailed Rent Increase, page 2 of this template should be attached to the Notice, and a copy of the Notice of Bailed Rent Increase must be filed with the City at [www.mountainview.gov/rentstabilization](http://www.mountainview.gov/rentstabilization).

DISCLAIMER: Pages 1-2 of this template comply with the CSFRA and implementing regulations. Neither the Rental Housing Committee nor the City of Mountain View make any claims regarding the adequacy, validity, or legality of the use of this template under state or federal law. You may contact the Mountain View Rental Housing Helpline at: 650-252-2514 or [rentstabilization@mountainview.gov](mailto:rentstabilization@mountainview.gov). Page 1

## ATTACHMENT TO NOTICE OF 2018 ANNUAL GENERAL ADJUSTMENT OF RENT UNDER THE COMMUNITY STABILIZATION AND FAIR RENT ACT (CSFRA)

### \*ADDENDUM for Bailed Rent Increases

#### A. Mandatory Text in Notice of a Bailed Rent Increase

"The rent increase requested with this notice exceeds the annual general adjustment authorized for the current year. Landlords may save ("bank") annual general adjustments that were not imposed in previous years and implement them with the current annual general adjustment in accordance with the Community Stabilization and Fair Rent Act section 1703 and implementing regulations.

Rent may only be increased once every twelve months and rent increases cannot exceed ten percent (10%) of the rent actually charged in the previous year. Tenants have the right to petition the Rental Housing Committee (RHC) for relief from a rent increase that causes an undue hardship. The RHC defines a hardship based on either household income or the household spends 30% or more of household income on rent with specific definitions for households with children, seniors, or persons with disabilities or who are terminally ill.

If you believe the rent increase requested with this notice is incorrect, excessive, or causes an undue hardship, you can go contact your landlord to discuss the increase, and/or file a petition with the RHC. For more information about petitions or the hardship process, contact the Mountain View Rental Housing Helpline at (650) 252-2514 or [CSFRA@renting.org](mailto:CSFRA@renting.org).

#### B. Required Qualifications for eligibility to use the 2016 Bailed Rent Increase

The 2016 Bailed Rent Increase of 2.0% may only be used by landlords for the following rental units:

1. The property has been continuously owned by the landlord since October 19, 2015, and
2. The unit has been occupied by the same tenant household since October 19, 2015, and
3. The unit was not subject to a rent increase between October 19, 2015 & December 23, 2016.
4. The 2016 Bailed Rent Increase of 2.0% must be used by August 31, 2020 or its first time.

#### C. Tenant Hardship Information

If the proposed rent increase includes any Bailed Rent Increase a tenant may file an Undue Hardship Petition based on any of the following conditions:

Hardship Condition	Household Income Limit Or Rent Burden Status	Additional Criteria
a. Inadequate Household Income	100% of AMI or Severe Rent Burden	N/A
b. Families with Children	120% of AMI or Severe Rent Burden	Primary residence of one or more persons under the age of 18
c. Senior Household	120% of AMI or Severe Rent Burden	Primary residence of individual who is 62 or older
d. Persons with Disabilities	120% of AMI or Severe Rent Burden	Primary residence of person who is disabled
e. Persons who are Terminally Ill	120% of AMI or Severe Rent Burden	Primary residence of person who is certified as terminally ill
f. Other	120% of AMI or Severe Rent Burden	Other extenuating circumstances

\* Tenant may qualify if total household income does not exceed the listed percentage of area median income allocated for household size (AMI), or if household spends more than 30% of household income on rent (Severe Rent Burden).

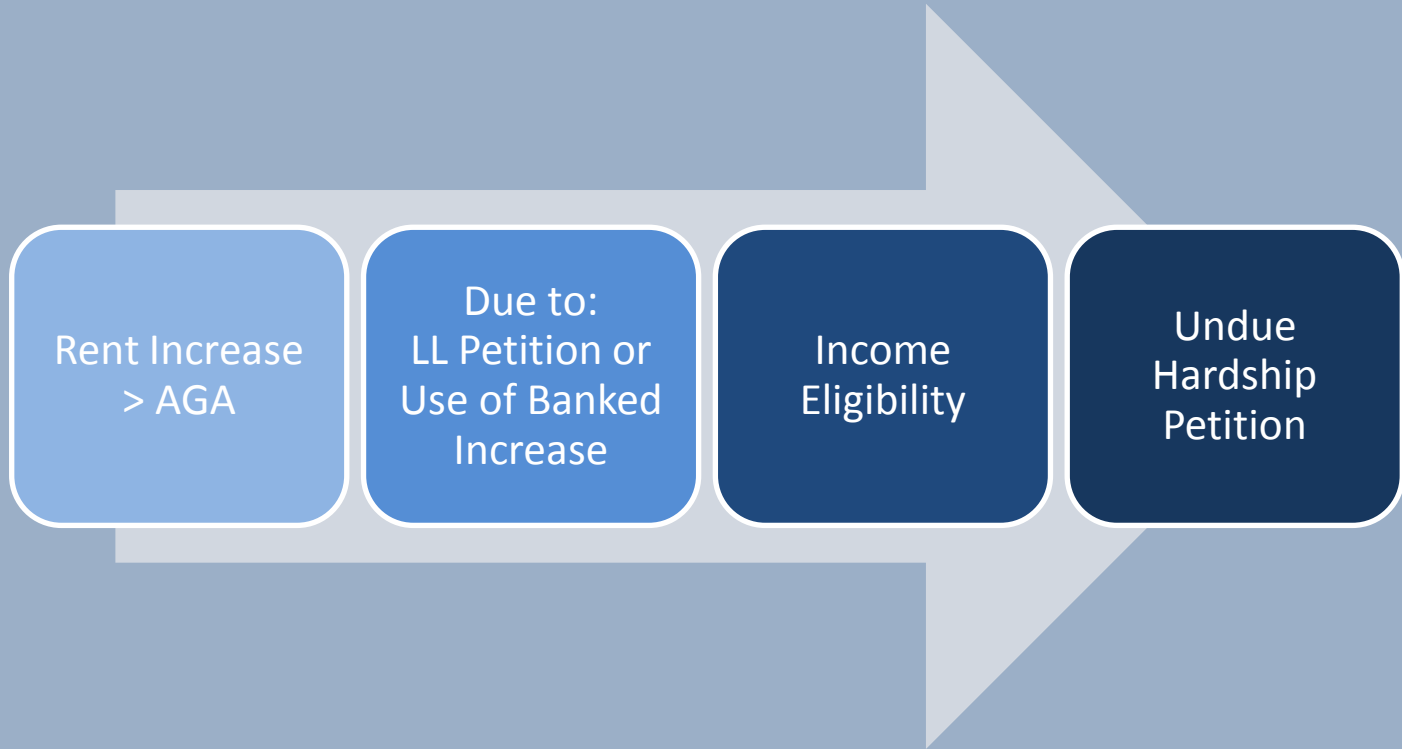
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# Rent Increase Attachment Template

1.	Current Rent	\$ _____
2.	2018 Annual General Adjustment (Up to 3.6%)	_____ %
3.	2017 Banked Annual General Adjustment <i>(if not previously charged; see page 2 for details)*</i> (Up to 3.4%) <b><u>MANDATORY TEXT IN NOTICE REQUIRED and FILE COPY WITH CITY</u></b>	_____ %
4.	2016 Banked Increase <i>(if eligible; see page 2 for details)*</i> (Up to 2.6%) <b><u>MANDATORY TEXT IN NOTICE REQUIRED and FILE COPY WITH CITY</u></b>	_____ %
5.	Total Rent Increase Percentage (Add Lines 2, 3, and 4, as applicable; increase cannot exceed 10% of rent charged in the past 12 months)	_____ %
6.	Total Amount of Rent Increase (Multiply Line 1 by total Line 5)	\$ _____
7.	<b>New Total Rent Amount **</b> (Add Lines 1 and 6)	\$ _____

# And...Tenants can Claim Hardship

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# Eligibility Criteria

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**100% AMI or  
50% of Income  
Paid Toward  
Rent**

- Inadequate HH income/severe rent burden

**120 AMI or  
50% of Income  
Paid Toward  
Rent**

- Primary residence of a person under the age of 18
- Primary residence of person 62 years of age or older
- Primary residence of person disabled or terminally ill
- Other extenuating circumstances

# Table of AMI Incomes

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HH Size	1	2	3	4	5	6
100% AMI	\$87,650	\$100,150	\$112,700	\$125,200	\$135,200	\$145,250
120% AMI	\$105,200	\$120,200	\$135,250	\$150,250	\$162,250	\$174,300

\*2018 State Average Median Income adjusted for household size

# Tenant Hardship Petition Process

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## File Petition Form

- Provide supporting documents
- Submit asap after receiving rent increase notice

## Petition Process

- Tenant pays current rent
- Tenant bears burden of proof

## Contested/ Uncontested Hearing

- Landlord may file response
- Withdraw increase
- Rely on Hearing Officer decision

## Decision/ Appeal

- Hardship denied
- Hardship confirmed
- Appeal

# Tenant Hardship

## A. Petition Process after receipt rent increase notice

Timeline Petition Process

Submit <b>Tenant Petition</b>	Asap after receipt of rent increase notice but no later than 10 days after effective date of increase
Review Completeness of Petition	
<b>Notice of Acceptance</b> Sent to Tenant and Landlord (includes preliminary date of Hearing if Uncontested)	Within 14 Calendar Days of Submission to the City
<b>Landlord Response</b> to Petition (optional)	Within 30 Calendar Days of Notice of Acceptance from City
<b>Prehearing Settlement Conference</b>	Encouraged
Date of <b>Uncontested Hearing</b>	Between 30-60 Calendar Days of Notice of Acceptance
Date of <b>Contested Hearing</b>	Within 30 Days of Submission of Landlord Response to City
<b>Notice of Decision</b> Sent	Within 14 Calendar Days of Uncontested Hearing



# Tenant Hardship

## B. Effective Rent During and After Hardship Process

Effective Rent During and After Hardship Process	
Prior to Submission of Petition	All rent lawfully due
Upon Acceptance of Petition	Current rent without requested rent increase
Decision: Petition is Rejected	Requested rent increase from effective date notice
Decision: Petition is Granted	<ul style="list-style-type: none"><li>- Prohibit “banked” rent increase</li><li>- Phase-in period</li><li>- Other relief</li></ul>

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# Purpose of Petition Process

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1

Initiate a request  
for an individual  
adjustment of  
rent

2

Explain and  
document the  
bases for a rent  
adjustment

3

Establish fair and  
transparent  
procedures

4

Notify all parties  
of a pending  
petition and  
allow all parties  
to participate  
in the process

# When can a petition be filed?

## Tenant Petition for **Downward** Adjustment of Rent

Rent in excess of  
lawful rent

Failure to maintain  
habitable premises

Decrease in  
services or  
maintenance

Undue Hardship

## Landlord Petition for **Upward** Adjustment of Rent

If unable to  
receive fair return  
on investment

MNOI  
standard

Vega adjustment  
standard

# Petition for **Upward** Adjustment of Rent

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## 1 Basis for Landlord Petitions



To ensure a fair  
and reasonable  
rate of return  
(§ 1710(a))

# Petition Process for **Upward** Rent Adjustments

## Regulations Chapter 6: MNOI standard

- Fair Return methodology based on maintenance of net operating income (MNOI)
- Compares net operating income for **base year and petition year**
- If net income for the petition year is less than the net income for the base year, adjusted by CPI, landlord may be entitled to an individual upward adjustment of rent:

1.

Calculate NOI for Property in Base Year

2.

Adjust Base Year NOI by Percent Change in CPI – Rent of Primary Residence

3.

Compare Adjusted NOI with Petition Year NOI

# Petition Process for **Upward** Rent Adjustments

## Regulations Chapter 6: MNOI standard – Net Operating Income



### Regulation 6.D

- Rents
- Ancillary Services  
(laundry, vending, etc.)

### Regulation 6.E

- Fees & Costs
- Property Taxes
- Repairs
- Amortized Capital Improvements

### Calculations

- Annual
- Per Property

# Petition Process for **Upward** Rent Adjustments

## Regulations Chapter 6: MNOI Standard/CPI – Rent of Primary Residence

$$\text{Adjustment} = \frac{\text{Petition CPI – Rent of Primary Residence}}{\text{2015 Annual CPI – Rent of Primary Residence}} = \frac{442.646}{371.075} = 1.19$$

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2008	283.377	283.721	284.679	286.219	286.557	288.085	288.994	290.625	291.618	292.805	294.462	294.582	288.810	285.440	292.181
2009	295.639	297.160	298.017	298.319	298.256	299.657	299.643	298.789	298.779	297.928	297.764	297.902	298.154	297.841	298.468
2010	297.463	297.313	296.556	296.926	297.124	296.623	297.567	297.360	298.627	298.747	299.730	299.728	297.814	297.001	298.627
2011	300.290	300.615	300.366	301.869	302.554	304.092	304.555	305.560	307.776	308.570	309.579	310.491	304.693	301.631	307.755
2012	311.762	312.480	312.963	313.915	314.802	315.477	316.902	318.537	320.408	321.787	323.516	324.185	317.228	313.566	320.889
2013	325.377	326.574	327.945	327.665	329.032	330.173	330.550	333.215	334.024	336.392	337.608	338.890	331.454	327.794	335.113
2014	340.389	341.897	344.032	345.144	346.579	348.153	350.089	352.421	354.097	355.811	358.557	359.353	349.710	344.366	355.055
2015	360.829	362.079	363.721	365.294	367.814	369.549	371.893	372.725	375.965	378.360	381.035	383.630	371.075	364.881	377.268
2016	385.439	387.481	387.690	389.716	391.029	394.782	396.477	398.331	400.484	402.124	406.379	408.710	395.720	389.356	402.084
2017	411.357	412.606	413.119	413.736	414.974	415.888	417.307	419.229	419.055	421.940	422.470	428.426	417.509	413.613	421.405
2018	430.328	430.929	436.318	437.317	438.551	440.273	440.741	442.68	442.646					435.619	



# Petition Process for **Upward** Rent Adjustments

## Regulations Chapter 6.G.3: Vega Adjustment Standard

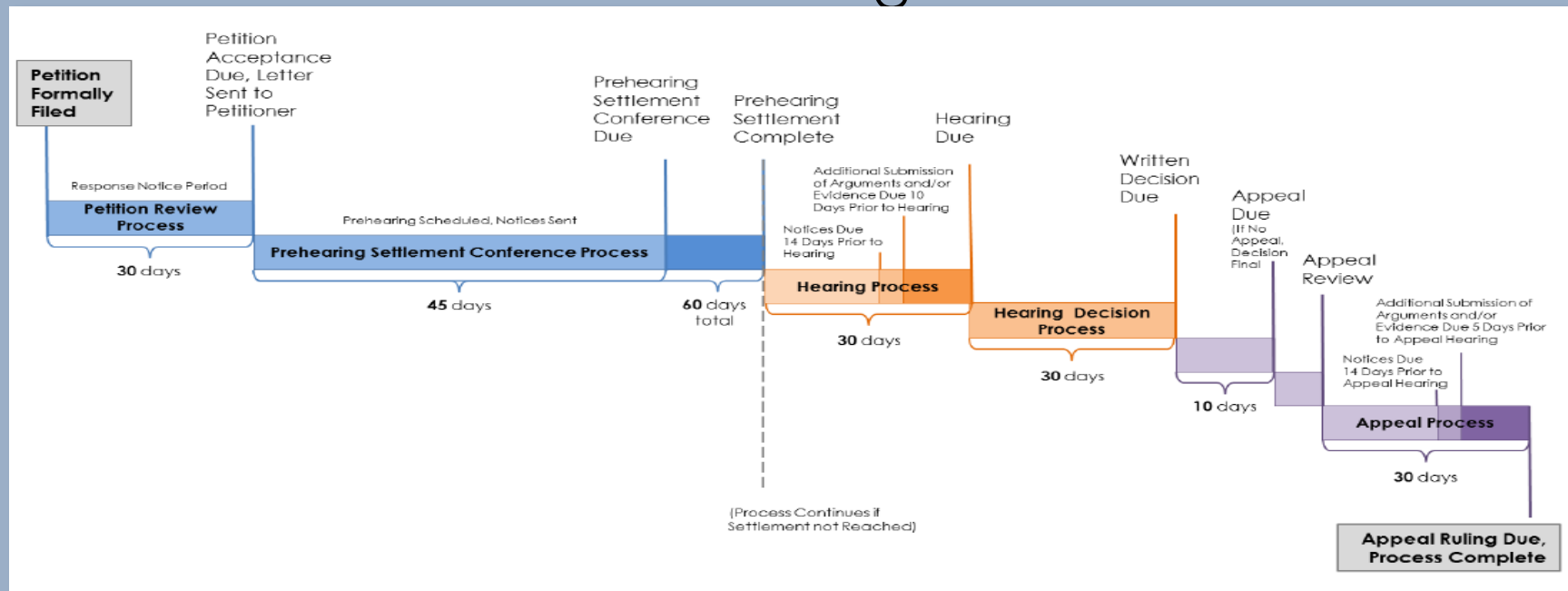
- Addresses unreasonably low rents in base year
- Allows landlords to substitute a **higher HUD rental formula** for the **base year**, in place of their actual rental income.



HUD Fair Market Rents				
Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
\$1,213	\$1,419	\$1,809	\$2,551	\$2,892

# Petition Process for **Upward** Rent Adjustments

## Landlord Petition Hearing Process Timeline



# Petition for **Downward** Rent Adjustments

## 4 Bases for Tenant Petitions



Unlawful  
collection of  
rent  
(§ 1710(d))



Failure to  
maintain  
habitable  
premises  
(§ 1710(b))



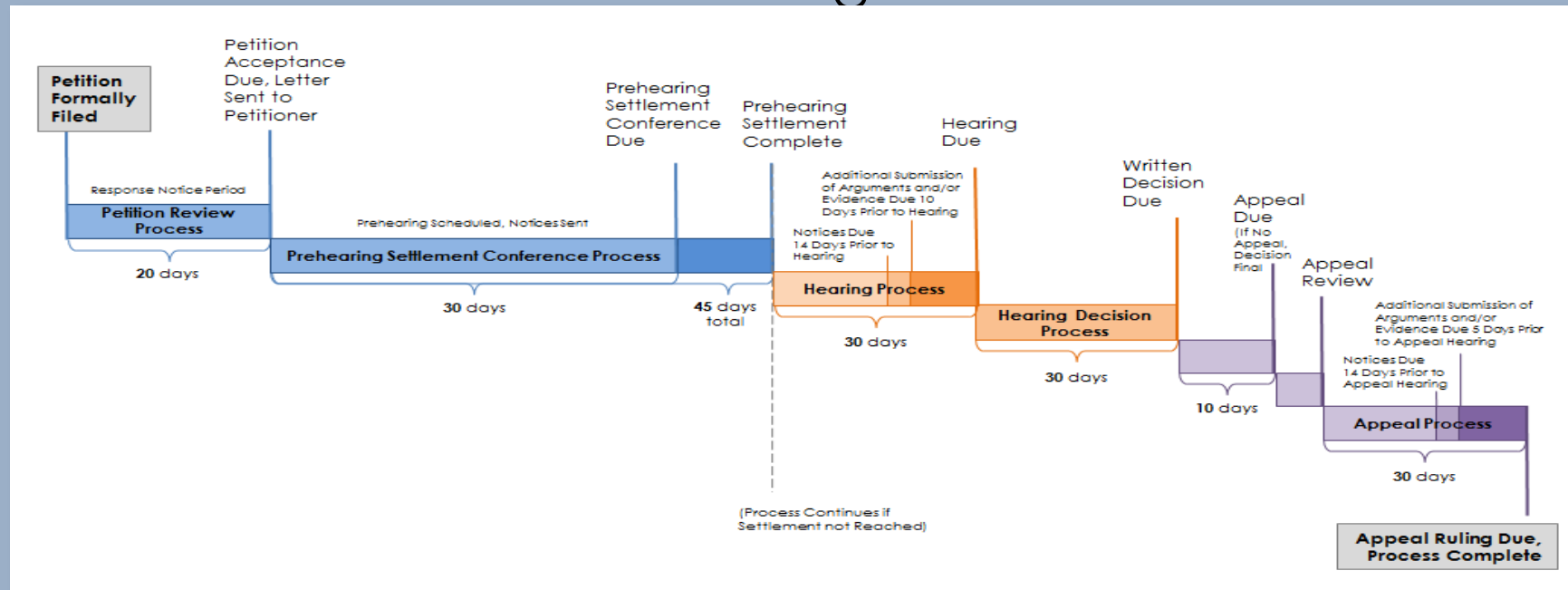
Decrease in  
housing  
services or  
maintenance  
(§ 1710(c))



Undue  
Hardship  
(§ 1707(d))

# Petition Process for **Downward** Rent Adjustments

## Tenant Petition Hearing Process Timeline



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# Just Cause Eviction Protections

9 **exclusive** “reasons” for termination

## Tenant Causes

- Failure to pay rent
- Breach of Lease\*
- Nuisance\*
- Criminal Activity\*
- Failure to give Access\*

## Landlord Causes

- Repairs/temporary vacancies\*\*
- Owner move-in\*\*
- Withdrawal from rental market\*\*
- Demolition\*\*

\* Requires Notice to Cease, before termination notice

\*\* Requires payment of relocation assistance to qualifying households and right of first return

# Noticing Requirements

## Notice of Termination: 30/60/120 days or 1 year

- Detail specific reason for termination
- Notify of tenants' rights to relocation assistance
- Copy to RHC (within 3 days)

## Notice to Cease: Before Termination Notice

- To cure alleged violation by tenant
- Provide RHC telephone #: 650-903-6125

## Notice of Intent: Withdrawal of Rental Units from Market

- TRA0/Relocation Agency/Tenant relocation assistance

# Notice of Termination

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30 Days if Tenant has Rented for < 1 Year



60 Days if Tenant has Rented for > 1 Year



120 Days in case of Withdrawal Unit from Rental Market

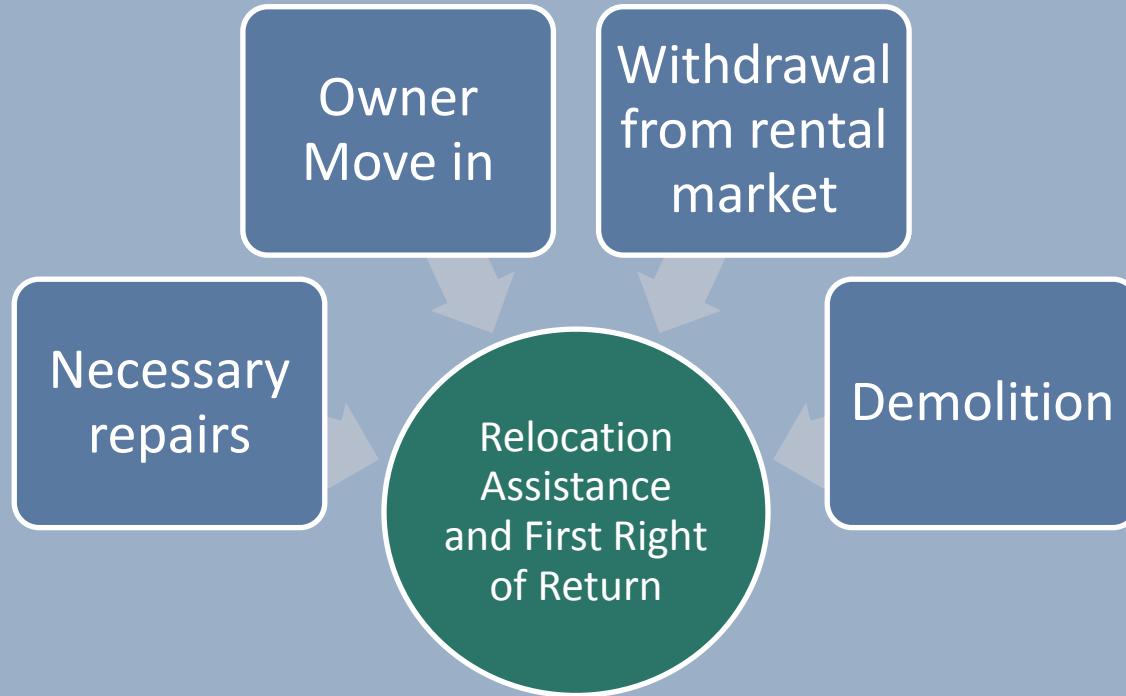


1 Year in case of Withdrawal Unit from Rental Market and Tenant is Senior or Disabled



# When is Relocation Assistance Due?

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# Relocation Assistance Eligibility

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HH Size	1	2	3	4	5	6
100% AMI	\$87,650	\$100,150	\$112,700	\$125,200	\$135,200	\$145,250
120% AMI	\$105,200	\$120,200	\$135,250	\$150,250	\$162,250	\$174,300

\*2018 State Average Median Income adjusted for household size

# Relocation Assistance Defined

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Refund security deposit



60 day subscription to Relocation Agency



3 months rent for average similar sized unit



\$ 3,262 for special circumstances  
(seniors, minors, disabled)

# First Right of Return

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Following termination, same rental unit is returned to market



Tenant to advise owner in writing if interested & provide forwarding address



Owner is obligated to inform City and Tenant when that unit is being re-rented

# First Right of Return

Maximum Terms of First Right of Return Benefits											
Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
Actual & Exemplary Damages											
Period of Vacancy Control (punitive damages not to exceed 6 months rent for failure to notify)											
Period of First Right of Return (negotiable rent)											

# CSFRA Resources

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1. Website
  2. Brochures
  3. Mountain View Rental Housing Helpline
  4. Petition Clinics
  5. Educational Workshops
  6. Legal Resources

# CSFRA Website

Rent Stabilization Home

Tenants

Landlords

Forms & Notices

CSFRA Act, Regulations & Resolutions

Rental Housing Committee

Resources

INTEREST LIST

AFFORDABLE HOUSING MAP

BMR UNITS

PROJECTS COMING SOON

NEIGHBORHOOD MEETING

## RENT STABILIZATION

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Is your unit fully covered by the CSFRA?

Built before 1995

3 or more units

Not a government or subsidized rental unit

To check if your multi-family rental property is covered by the CSFRA, click on this map.

CSFRA Coverage  
Click here to learn if your unit is covered.

The City of Mountain View implements the Community Stabilization and Fair Rent Act (CSFRA), a voter approved measure (Measure V, 2016), to stabilize the community by reducing rental housing turnover in certain rental units. Program staff work with tenants and landlords to achieve the three main goals of the CSFRA:

1. Stabilize rents
2. Provide eviction protections
3. Ensure a fair rate of return on investment for landlords

# CSFRA Brochures

### What is the Community Stabilization and Fair Rent Program?

The City of Mountain View implements the Community Stabilization and Fair Rent Act (CSFRA), a voter approved measure (Measure V, 2016), to stabilize the community by reducing rental housing turnover in certain rental units.

### What units are covered?

Most multi-family rental properties built before December 23, 2016 are either fully or partially covered by the CSFRA.

Fully Covered	Partially Covered
<ul style="list-style-type: none"><li>Built before 1995</li><li>3 or more units</li><li>Not a government or subsidized rental unit</li></ul>	<ul style="list-style-type: none"><li>Built between 1995 and 2017</li><li>3 or more units</li><li>Not a government or subsidized rental unit</li></ul>

To check if your multi-family rental property is covered by the CSFRA, use the map tool provided by the City of Mountain View at [mountainview.gov/rentstabilization](http://mountainview.gov/rentstabilization)

### Mountain View Housing Helpline

Phone: (650) 282-2514

Email: [csfra@housing.org](mailto:csfra@housing.org)

Address: 500 Castro Street, Mountain View, CA 94041

Walk-in Office Hours  
Thursdays 12:00 p.m. to 2:00 p.m.  
City Hall, 14 Floor  
Public Works Front Conference Room

CSFRA Workshops  
1<sup>st</sup> and 3<sup>rd</sup> Fridays 1:00 p.m. to 3:00 p.m.  
City Hall, 2<sup>nd</sup> Floor  
Plaza Conference Room

City of Mountain View  
[mountainview.gov/rentstabilization](http://mountainview.gov/rentstabilization)

### Community Stabilization and Fair Rent Act Program

### What are the goals of the CSFRA?

- Stabilize Rents
- Provide Eviction Protections
- Ensure a Fair Rate of Return

### Stabilize Rents

- Landlords may raise the rents of **fully covered** units **once every 12 months**
- State law requires landlords to provide written notice of a rent increase
- Tenants may file a petition for 4 reasons:
  - Payment of rent in excess of lawful rent
  - Violation of health and safety or building codes
  - Reduction in services or maintenance
  - Undue tenant hardship
- Before filing a petition, tenants should **carefully review** instructions located on the website and in the petition form

### Provide Eviction Protections

- Both **fully** and **partially covered** units have eviction protections
- A tenancy can only be terminated for 9 specific reasons
- Termination Notices must state the reason a tenant is being evicted
- Landlords must:
  - Give a "Notice to Cease" before issuing certain terminations
  - File a copy of Termination Notices with the Rental Housing Committee
  - Offer relocation payments and a First Right of Return for eligible tenants for certain terminations

### Ensure a Fair Rate of Return

- Rents can be raised on **fully covered** units:
  - Once every 12 months
  - By a CPI percentage announced annually by the RHC
- Landlords may file a petition for upward adjustment of rent for 1 reason:
  - Ensure a fair and reasonable rate of return
- The petition process ensures a fair rate of return by maintaining **net operating income** for a property from year to year
- Before filing a petition, Landlords should **carefully review** instructions located on the website and in the petition form



# Mountain View Rental Housing Helpline

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## Contact Information

Phone: (650) 282-2514

Email: [csfra@housing.org](mailto:csfra@housing.org)

[Mountainview.gov/rentstabilization](http://Mountainview.gov/rentstabilization)

## Walk-in Office Hours

Thursdays

12:00 p.m. to 2:00 p.m.

City Hall, 1<sup>st</sup> Floor

Public Works Front Conference  
Room

(habla español)



# Petition Clinics for Landlords and Tenants

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## Petition Clinics

1<sup>st</sup> and 3<sup>rd</sup> Friday of Each Month

1:00 p.m. to 3:00 p.m.

City Hall, 2<sup>nd</sup> Floor

Plaza Conference Room



# Legal Resources

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<b>Santa Clara County Bar Association Lawyer Referral Service</b>	(408) 971-6822 <a href="http://www.sccba.com">www.sccba.com</a>
<b>Law Foundation Silicon Valley (Volunteer Eviction Assistance Collaborative)</b>	(408) 280-2424 <a href="https://www.lawfoundation.org/">https://www.lawfoundation.org/</a>
<b>Community Legal Service EPA</b>	(650) 391-0354 <a href="http://www.clsepa.org/">http://www.clsepa.org/</a>
<b>Bay Area Legal Aid</b>	(408) 850-7066 <a href="https://baylegal.org/get-help/">https://baylegal.org/get-help/</a>
<b>Asian Law Alliance:</b>	(408) 287-9710 <a href="http://asianlawalliance.org/">http://asianlawalliance.org/</a>
<b>California Dept. of Consumer Affairs Landlord-Tenant Handbook:</b>	<a href="http://www.dca.ca.gov/publications/landlordbook/index.shtml">http://www.dca.ca.gov/publications/landlordbook/index.shtml</a>
<b>Superior Court Self-Help Center</b>	(408) 882-2926 <a href="http://www.scscourt.org/self_help/civil/ud/ud_resources.shtml">http://www.scscourt.org/self_help/civil/ud/ud_resources.shtml</a>

# Questions?

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Comments or  
suggestions on  
CSFRA Workshops?  
Take a moment to fill  
out the survey!

